

**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP COORDINATE NO. 4936  
PAGE 23, GRID G-4

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED 2/23/04 AND THE COMPT. LITE ZONING AMENDMENTS EFFECTIVE 7/23/06.
  - TOTAL AREA OF SITE: 1.5135 ACRES
  - TOTAL NUMBER OF LOTS SUBMITTED: 4 S.D.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT 410-333-8800 AT LEAST FIVE WORKING DAYS PRIOR TO START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - THIS SITE IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2006 BY FISHER, COLLINS AND CARTER, INC.
  - LOT AREA IS MORE OR LESS AS SHOWN ON THIS PLAN.
  - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT, PUBLIC WATER AND SEWER IS UTILIZED IN THIS SUBDIVISION.
  - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-08-194, F-08-196, F-09-096, F-10-010, 5-05-10, P-07-010, P-08-09, W-08-22, W & S CONTRACT NO. 14-4450-D AND W & S CONTRACT NO. 14-4333-D.
  - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON MAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
  - HOWARD COUNTY MONUMENT 316A N 569,641,900 E 1,374,815,924 ELEV. 468.68
  - HOWARD COUNTY MONUMENT 316B N 568,731,960 E 1,376,273,570 ELEV. 452.70
  - ALL DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - ALL WATER HOUSE CONNECTIONS SHALL BE FOR IN-SITE METER SETTING.
  - SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE. FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL 22.05.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' OR SERVING MORE THAN ONE RESIDENCE.
    - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING 0-1/2" THIN.
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
    - STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS.
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - TRAFFIC REPORT WAS PREPARED BY THE TRAFFIC GROUP AND WAS APPROVED UNDER 5-05-010.
  - NO COMPETERS EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND ON AN EXAMINATION OF THE HOWARD COUNTY GEODETIC INVENTORY MAP.
  - NO 10 YEAR OR MORE OLD TREES ON SITE. NO GRUBBING, REMOVAL OF VEGETATIVE COVER OR TREES PLANTING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS.
  - THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND REGULATION REGULATIONS PER COUNTY BILL 43-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003, DEVELOPMENT AND THE JULY 28, 2006 UPDATE OF THE HOWARD COUNTY ZONING REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS AS DEFINED IN THE DEED OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
  - IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 12 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
  - LOTS 12 THRU 15, TALBOTS WOODS II STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY, MARYLAND CHAPTER 5 CRITERIA. GROUNDWATER RECHARGE VOLUME HAS BEEN PROVIDED THROUGH THE USE OF AN EXISTING STONE RESERVOIR, WATER QUALITY AND CHANNEL PROTECTION VOLUMES WILL BE PROVIDED BY THE UTILIZATION OF FIVE (5) SINGLE AND THREE (3) DUAL DRYWELLS AND THREE (3) LEVEL SPREADERS LOCATED ON THE VARIOUS LOTS. OVERBANK AND EXTREME FLOOD PROTECTION VOLUMES ARE NOT REQUIRED FOR THIS SITE. ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE STORMWATER MANAGEMENT WAS APPROVED UNDER F-08-196.
  - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 15.2000 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED PER F-08-194.
  - THE FOREST CONSERVATION REQUIREMENTS OF SECTION 15.2000 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 2.28 ACRES OF ON-SITE AFFORESTATION UNDER F-08-194. A TOTAL SURETY OF \$48,558.40 BASED ON 2.28 ACRES AFFORESTATION HAS BEEN PROVIDED WITH THE DEVELOPER AGREEMENT PER F-08-194.
  - THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOT 12 AND BUILDABLE BULK PARCEL 9 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2754 AT FOLIO 193. THE EXISTING USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 14 & 15 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2151 AT FOLIO 438.
  - LANDSCAPING REQUIREMENTS WERE ADDRESSED UNDER F-08-194.
  - THE REQUEST FOR A WAIVER OF BASEMENT GRAVITY SEWER SERVICE TO LOTS 12, 13 AND 15 WAS APPROVED ON OCTOBER 19, 2010. GRAVITY SEWER SERVICE, FIRST FLOOR ONLY, BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
  - STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THE PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDELINES FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY PLAN APPROVAL 09-09-09 ON 12/12/09 AND FINAL PLAN APPROVAL 10-08-09 ON 1/14/10. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
  - THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH A MAXIMUM 2 FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED ON OCTOBER, 2006.
  - EXISTING UTILITIES ARE BASED ON F-08-196, PUBLIC WATER CONTRACT NO. 14-4078-D AND PUBLIC SEWER CONTRACT NO. 14-4078-D.

**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
+	SPOT ELEVATION
▭	WALKOUT BASEMENT
-SF-	SILT FENCE
-SSF-	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE

STREET TREES PER F-08-194

NO.	REVISION	DATE

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9753, EXPIRATION DATE: 2/28/12.

*Earl D. Collins* 11.5.10  
EARL D. COLLINS DATE

**ENGINEER'S CERTIFICATE**

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

*Earl D. Collins* 11.5.10  
Signature of Engineer EARL D. COLLINS Date

**BUILDER/DEVELOPER'S CERTIFICATE**

"I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I/we authorize the on-site inspection by the Howard Soil Conservation District."

*Ryan Homes, Inc.* 11.9.10  
Signature of Developer Date

**ADDRESS CHART**

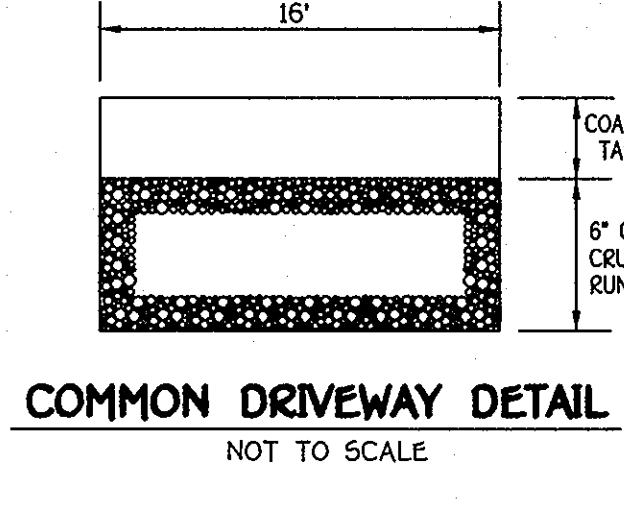
LOT NUMBER	STREET ADDRESS
12	7531 SERENA DYLAN WAY
13	7535 SERENA DYLAN WAY
14	7526 SERENA DYLAN WAY
15	7522 SERENA DYLAN WAY

**INDEX CHART**

SHEET	DESCRIPTION
1	TITLE SHEET, HOUSE TYPES, GENERAL NOTES
2	SITE DEVELOPMENT PLAN LOTS 12, 13, 14 & 15
3	SEDIMENT/EROSION CONTROL PLAN LOTS 12, 13, 14 & 15
4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPEST AREA	MINIMUM LOT SIZE
12	16,036 SQ.FT.	1,756 SQ.FT.	14,280 SQ.FT.
14	16,390 SQ.FT.	1,928 SQ.FT.	14,462 SQ.FT.
15	19,406 SQ.FT.	2,761 SQ.FT.	16,645 SQ.FT.



**SITE ANALYSIS DATA CHART**

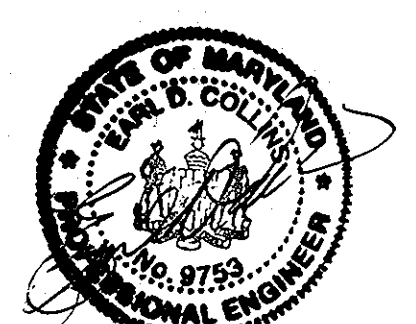
A. TOTAL PROJECT AREA: 1.5135 ACRES OR 65,927 SQUARE FEET.  
B. AREA OF SURROUNDING 100 YEAR FLOOD: 66,127 SQUARE FEET.  
C. LIMITS OF DISTURBANCE: 0.6600 ACRES OR 28,749 SQUARE FEET.  
D. PRESENT ZONING DESIGNATION: R-20.  
E. PROPOSED USES FOR SITE: RESIDENTIAL.  
F. APPLICABLE OPT. FILE REFERENCES: F-08-194, F-08-196, F-09-096, 5-05-10, P-07-010, P-08-09, W-08-22, W & S CONTRACT NO. 14-4450-D AND W & S CONTRACT NO. 14-4333-D.

**TITLE SHEET, NOTES, HOUSE TYPES**

**SINGLE FAMILY DETACHED TALBOTS WOODS II LOTS 12 THRU 15 PHASE ONE**

TAX MAP NO: 31 PARCEL NO: PO 705 & PO 863 GRID NO: 16  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: OCTOBER, 2010  
SHEET 1 OF 4

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PLACE - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
410.412.2855



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kat Sheldahl* 11/23/10  
Chief, Division of Land Development Date

*Thomas & Suttle* 11/23/10  
Chief, Development Engineering Division Date

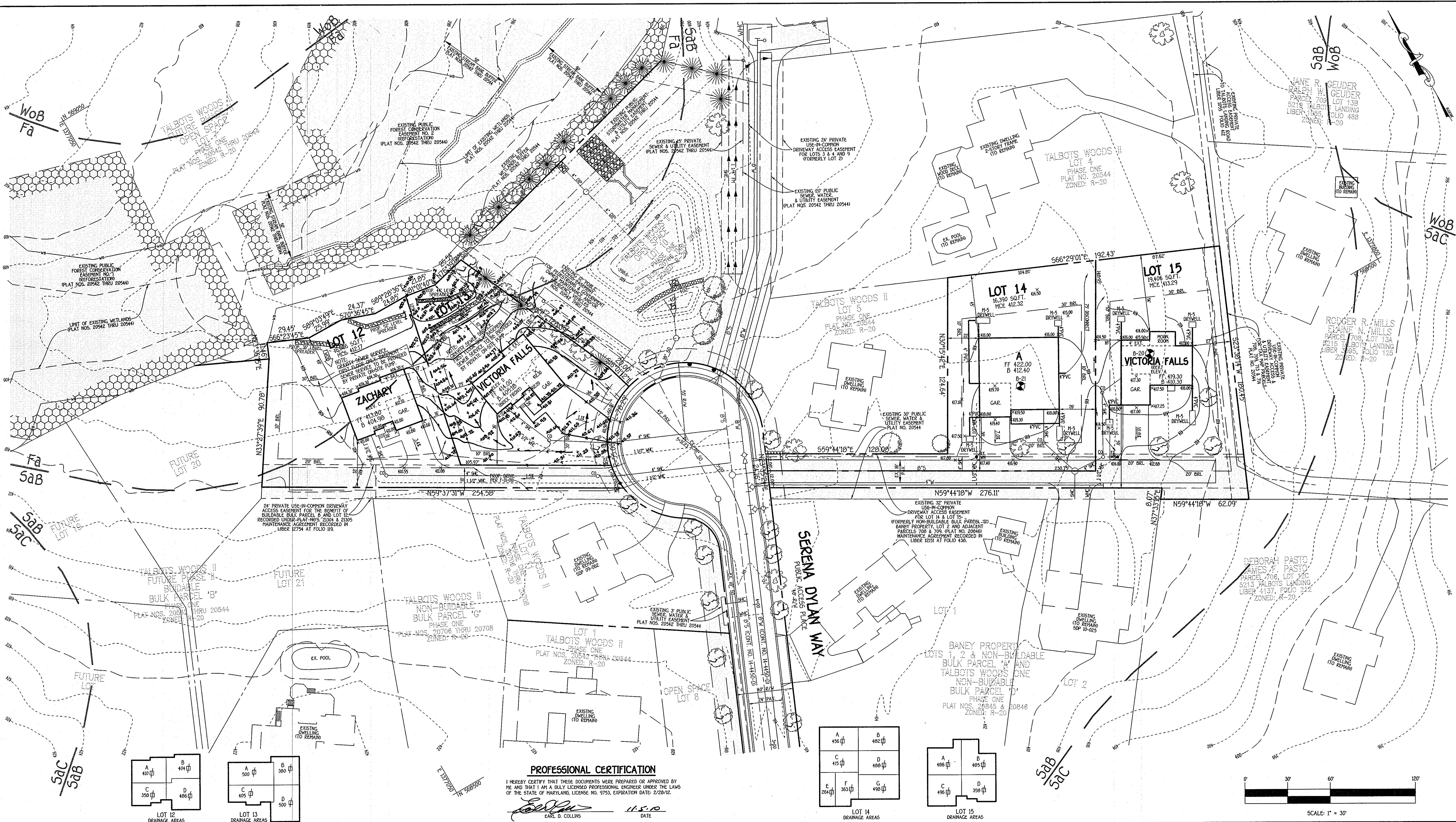
*Thomas & Suttle* 11/23/10  
Director - Department of Planning and Zoning Date

PROJECT: TALBOTS WOODS II SECTION: N/A LOT NO: 12 THRU 15  
PHASE ONE

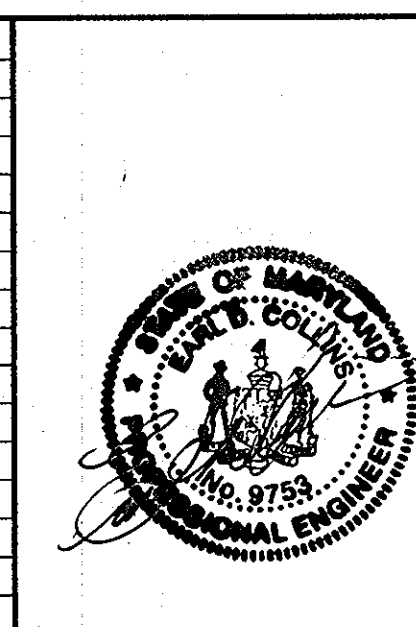
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21304 & 21305	16	R-20	31	1	6069.02

WATER CODE: C-02 SEWER CODE: 7390000

**SDP 11-005**



NO.	REVISION	DATE
4	REV. LOT 12 TO SHOW AS BUILT CONDITIONS	4-1-11
3	REV. HSE. & GRD. LOT 15 FROM GEN. BOX 'A' TO VICTORIA FALLS	10/28/10
2	REV. HSE. & GRD. LOT 13 FROM GEN. BOX 'A' TO VICTORIA FALLS	9/29/10
1	REV. HSE. & GRD. LOT 12 FROM GEN. BOX 'A' TO ZACHARY	9/29/10



**ENGINEER'S CERTIFICATE**  
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* DATE: 11-5-10  
 EARL D. COLLINS

**BUILDER/DEVELOPER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *[Signature]* DATE: 11-9-10

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9753, EXPIRATION DATE: 2/28/12.

Signature: *Earl D. Collins* DATE: 11-5-10  
 EARL D. COLLINS

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* DATE: 4/18/10  
 Howard SCD

**BUILDER**  
 RYAN HOMES, INC.  
 6031 UNIVERSITY BOULEVARD  
 SUITE 250  
 ELLICOTT CITY, MARYLAND 21043  
 410-795-0980

**OWNER/DEVELOPER**  
 ELLICOTT CITY LAND HOLDING, INC.  
 5300 DORSEY HALL DRIVE  
 SUITE 102  
 ELLICOTT CITY, MARYLAND 21042  
 443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* DATE: 11/23/10  
 Chief, Division of Land Development

Signature: *[Signature]* DATE: 11/23/10  
 Chief, Development Engineering Division

Signature: *[Signature]* DATE: 11/23/10  
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOT NO.
TALBOT'S WOODS II PHASE ONE	N/A	12 THRU 15

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21304	16	R-20	31	1	6069.02

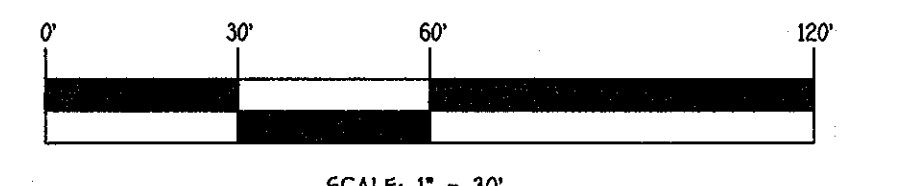
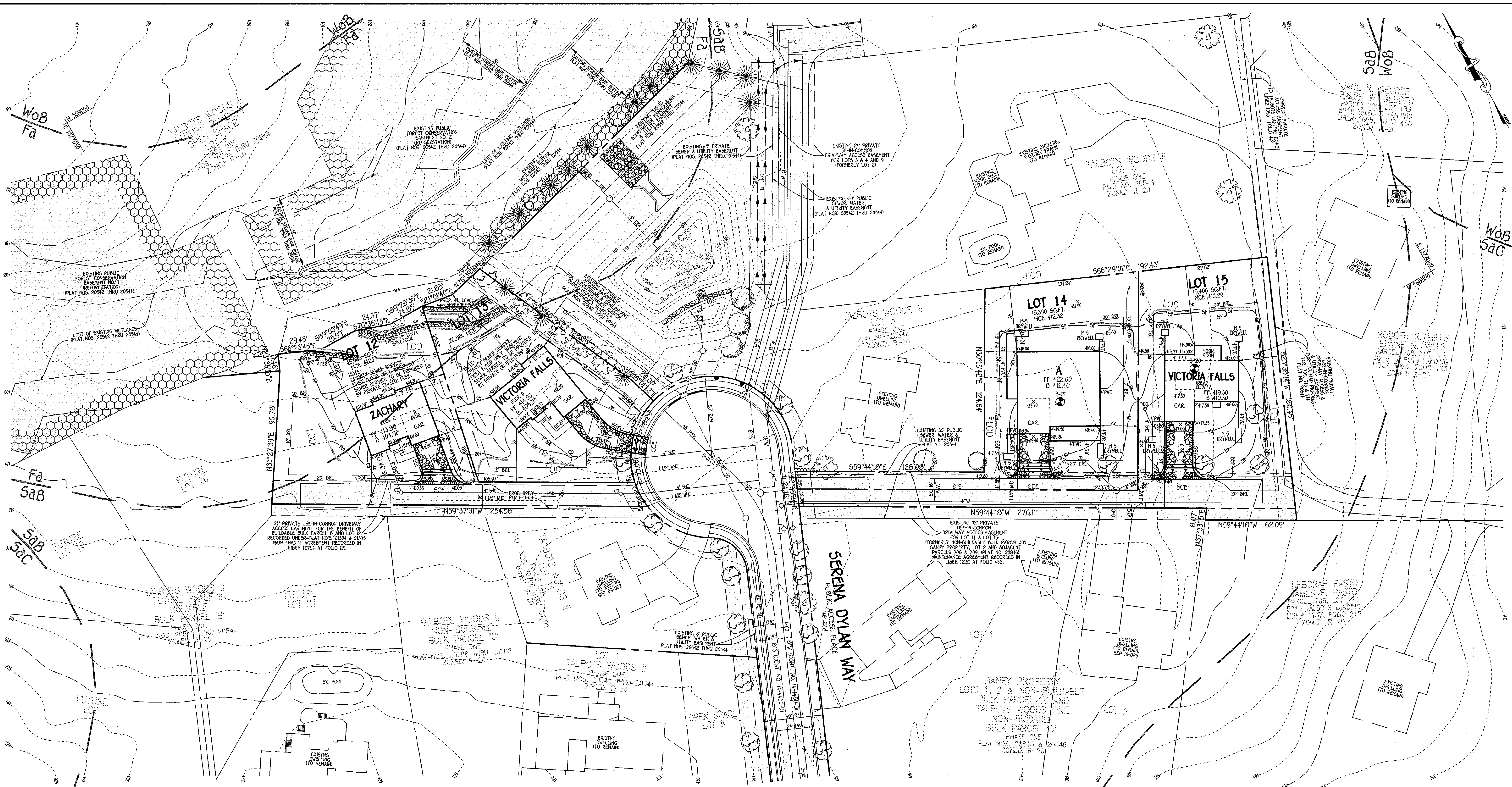
WATER CODE: C-02 SEWER CODE: 7390000

**SITE DEVELOPMENT PLAN**

**SINGLE FAMILY DETACHED TALBOT'S WOODS II LOTS 12 THRU 15 PHASE ONE**

TAX MAP NO: 31 PARCEL NO: PO 705 & PO 863 GRID NO: 16  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: OCTOBER, 2010  
 SHEET 2 OF 4

**SDP 11-005**



**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 9723, EXPIRATION DATE: 2/28/12.

*Earl D. Collins* 11/5/10  
 EARL D. COLLINS DATE

**ENGINEER'S CERTIFICATE**

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

*Earl D. Collins* 11/5/10  
 Signature of Engineer EARL D. COLLINS DATE

**BUILDER/DEVELOPER'S CERTIFICATE**

"We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. We also authorize periodic on-site inspection by the Howard Soil Conservation District."

*John K. Robinson* 11/9/10  
 Signature of Developer DATE

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*John K. Robinson* 11/18/10  
 John K. Robinson DATE

BUILDER	OWNER/DEVELOPER
RYAN HOMES, INC. 6031 UNIVERSITY BOULEVARD SUITE 250 ELLCOTT CITY, MARYLAND 21043 410-795-0980	ELLCOTT CITY LAND HOLDING, INC 5300 DORSEY HALL DRIVE SUITE 102 ELLCOTT CITY, MARYLAND 21042 443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Victoria S. Butler* 11/23/10  
 Chief, Division of Land Development  
*Monica S. Butler* 11/23/10  
 Chief, Development Engineering Division  
*Monica S. Butler* 11/23/10  
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOT NO.			
TALBOTS WOODS II PHASE ONE	N/A	12 THRU 15			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21304 & 21305	16	R-20	31	1	6069.02
WATER CODE	SEWER CODE				
C-02	7390000				

**SEDIMENT/EROSION CONTROL PLAN**

**SINGLE FAMILY DETACHED  
 TALBOTS WOODS II  
 LOTS 12 THRU 15  
 PHASE ONE**

TAX MAP NO: 31 PARCEL NO: PO 705 & PO 863 GRID NO: 16  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: OCTOBER, 2010  
 SHEET 3 OF 4

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLCOTT CITY, MARYLAND 21042  
 410.481.2000



NO.	REVISION	DATE
3	REV. HSE. & GRD. LOT 15 FROM GEN. BOX 'A' TO VICTORIA FALLS	10/28/10
2	REV. HSE. & GRD. LOT 13 FROM GEN. BOX 'A' TO VICTORIA FALLS	9/29/10
1	REV. HSE. & GRD. LOT 12 FROM GEN. BOX 'A' TO ZACHARY	9/29/10

**SDP 11-005**

